

The background of the slide is a solid brown color with a pattern of faint, stylized autumn leaves in various shades of brown and tan. The leaves are scattered across the entire background, creating a textured, seasonal feel.

**Chesterfield County
Department of Building
Inspection
Property Maintenance Division**

**Chesterfield Empowering
Neighborhoods Forum**

Overview

- Mission
- Codes & Ordinances
- Programs
 - Property Complaint Investigation
 - Neighborhood Enhancement
- Criteria
- Survey
- Inspection Criteria
 - Building Codes
 - Zoning Codes
- How it works
- Inspection Report
- Enforcement
- Benefits

Mission

The mission of the Chesterfield County Department of Building Inspection is to ensure compliance with the governing building codes for the safety of our residents and visitors.

Codes & Ordinances

- 2009 Virginia Maintenance Code
- Code of Chesterfield

Programs

- Property Complaint Investigation
- Neighborhood Enhancement

Property Complaint Investigation

- A program to assist citizens who have concerns about potential Building Code or Property Maintenance Code violations.
- Any **tenant**, whether in a house or apartment, may lodge a complaint about the property they are renting.
- **Anyone** may lodge a complaint about a property they believe to be in violation of the code.

Neighborhood Enhancement

- Inspectors visit selected neighborhoods and conduct inspections of house exteriors and premises. These inspections are performed to ensure properties meet the standards established in the Virginia Maintenance Code and the Code of Chesterfield County. The majority of houses in most neighborhoods are not affected by these inspections, since most are maintained well within the limits set by the codes.

Neighborhood Enhancement-Criteria

- Inspections are primarily limited to violations visible only from the street.
 - Property owners may allow inspectors to view adjacent property from their property.
- Within the defined areas, building inspectors inspect for property maintenance and certain zoning code violations.

Neighborhood Enhancement-Criteria

- The selected subdivisions or a contiguous group of subdivisions have 20 or more houses.
- Houses in the designated area are more than four years old.
- The percentage of non-owner occupied houses is 20% or higher.
- The percentage of houses having exterior defects is 10% or higher per subdivision.

OR

- Specific requests made by Police, Fire, or neighborhood associations are considered

Neighborhood Enhancement- Survey

- Planning Department provided a list of subdivisions with 20% or more non-owner occupied dwellings.
- Building Inspection staff performed an initial ride-through inspection of all properties in these subdivisions for building maintenance code and zoning ordinance violations.
 - Resulting data was used to select the areas for proactive enforcement.

Inspection Criteria

■ Building

- House Numbers not visible from the street
- Deteriorating structural members and exterior roof, siding and trim, including peeling paint
- Unpainted or unprotected raw wood on the exterior
- Broken windows and doors
- Unsecured or obstructed gutters and downspouts

Inspection Criteria

■ Building

- Missing or damaged guardrails and handrails for porches, stoops, and decks
- Pools without proper fences/barriers
- Limited electrical and mechanical defects
- Work without a permit

Inspection Criteria

■ Zoning – “The Big 6”

- Improper storage of discarded materials (scrap metals, scrap building material, discarded household appliances, demolished motor vehicles, etc.)
- Weeds or grass over 12 inches in height
- Inoperable, unlicensed and unregistered vehicles
- Improper parking or storage of recreational vehicles
- Improper parking of oversized commercial vehicles
- More than three dogs over four months old without a private kennel license

How does the Program Work

- Selection of targeted area
- Contact Homeowner Associations and attend Chesterfield County Sustain Our Communities Committee monthly meetings
- Distribution of door hangers
 - What we are looking for
 - Date
- Perform the Inspection

Inspection Report

Only if a violation is found:

- An inspection report will be left at the house
 - Address of the property
 - Description of the violation
 - A timeframe to comply
 - Inspector's name and contact information

Enforcement

- Main goal is Compliance
 - Notice of Violation
 - Summons
 - Court

Benefits

- Ensures safer housing
- Improves living conditions
- Sustains neighborhood vitality
- Protects neighborhood property values
- Combines government and citizens' efforts to revitalize neighborhoods

Contact Building Inspection

- If you have any questions about these programs contact us at 748-1057
- On-line at www.chesterfield.gov/bi
- To report a concern by phone 748-1779